

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): De Kalb County

State: GA

PJ's Total HOME Allocation Received: \$38,537,717

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	10			
% of Funds Committed	94.46 %	95.14 %	6	93.41 %	61		57
% of Funds Disbursed	90.00 %	84.02 %	3	84.68 %	76		72
Leveraging Ratio for Rental Activities	5.25	3.6	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	96.69 %	81.29 %	5	80.76 %	58		51
% of Completed CHDO Disbursements to All CHDO Reservations***	69.31 %	55.90 %	5	68.18 %	42		42
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.70 %	66.19 %	5	80.32 %	18		20
% of 0-30% AMI Renters to All Renters***	21.44 %	32.07 %	9	45.16 %	9		12
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	90.91 %	1	95.04 %	100		100
Overall Ranking:			In State:	5 / 10	Nationally:	46	49
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,691	\$13,926		\$26,037	611	Units	43.90 %
Homebuyer Unit	\$20,421	\$16,843		\$14,755	278	Units	20.00 %
Homeowner-Rehab Unit	\$30,578	\$27,996		\$20,487	496	Units	35.60 %
TBRA Unit	\$41,465	\$1,561		\$3,225	8	Units	0.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): De Kalb County GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,584	\$113,085	\$30,578
State:*	\$52,209	\$66,581	\$28,996
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	2.6	1.4	2.8	0.0
Black/African American:	88.4	96.0	96.8	100.0
Asian:	0.3	0.7	0.2	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.7	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	7.4	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.3	0.7	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	46.0	25.6	48.2	25.0
2 Persons:	31.6	26.0	29.0	25.0
3 Persons:	12.9	22.0	12.1	50.0
4 Persons:	6.4	14.4	4.0	0.0
5 Persons:	2.5	7.9	2.8	0.0
6 Persons:	0.7	2.2	3.0	0.0
7 Persons:	0.0	1.8	0.2	0.0
8 or more Persons:	0.0	0.0	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.8	26.7	23.6	100.0
Elderly:	7.4	2.9	60.7	0.0
Related/Single Parent:	28.8	54.9	9.1	0.0
Related/Two Parent:	10.0	13.0	1.6	0.0
Other:	7.0	2.5	5.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.1	0.0 #
HOME TBRA:	2.1	
Other:	21.8	
No Assistance:	71.0	

of Section 504 Compliant Units / Completed Units Since 2001 88

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): De Kalb County

State: GA

Group Rank: 46
(Percentile)

State Rank: 5 / 10 PJs

Overall Rank: 49
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	96.69	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	69.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.7	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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